Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2307/65 Dudley Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $350,000

Median sale price

Median price $550,200 Property Type Unit Suburb West Melbourne

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	205/89 Roden St, West Melbourne, Vic 3003, Australia	$351,000	26/05/2021
2	714/65 Dudley St WEST MELBOURNE 3003	$339,000	10/02/2021
3	501/7 Katherine Pl MELBOURNE 3000	$385,000	10/06/2021

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/07/2021 16:05

RT Edgar



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000
Median Unit Price
March quarter 2021: $550,200

Comparable Properties

205/89 Roden St, West Melbourne, Vic 3003, Australia (REI)

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Price: $351,000
Method:
Date: 26/05/2021
Property Type: Apartment

Agent Comments

714/65 Dudley St WEST MELBOURNE 3003 (VG)

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Price: $339,000
Method: Sale
Date: 10/02/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



501/7 Katherine Pl MELBOURNE 3000 (REI)

1 1 -

Price: $385,000
Method: Private Sale
Date: 10/06/2021
Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.